
INDUSTRIAL ELEMENT

I. EXISTING CONDITIONS

Approximately 750 acres in University City are presently developed with industrial land uses (including scientific research uses). All of the existing and approved industrial sites are located in North University.

The two major influences on industrial development in University City have been the presence of NAS Miramar and UCSD. As a result, the industry in the community can be roughly divided into proposed or planned light manufacturing uses near NAS Miramar (per existing M-1B zoning) and existing and proposed scientific research uses to the west near UCSD.

The aircraft noise and accident potential from NAS Miramar have restricted residential and commercial development along the Seawolf Departure path and nearby areas. The noise and safety constraints have resulted in a predominance of industrial development along Miramar Road. Most of this development has occurred in the M-1B Zone with light industrial and heavy commercial uses. The Department of the Navy has purchased permanent easements over approximately 300 acres north of Miramar Road and east of I-805 and 30 acres south of Eastgate Mall and west of I-805 which limits the use and development of the land. The easements restrict permitted land uses to those which are not population-intensive, restricts the height of structures and restricts the gross site coverage of buildings and required parking areas.

The industrial area north and east of the University of California has been developing primarily with scientific research facilities as envisioned in the 1971 Plan. This type of industrial use is generally bounded by the Torrey Pines City Park and Torrey Pines State Reserve on the west and northwest, Sorrento Valley on the north, I-805 on the east and the UCSD campus, Scripps Hospital and La Jolla Village Drive on the south. There is also property designated for scientific research south of La Jolla Village Drive just west of I-805. The uses contemplated within the Scientific Research (SR) Zone are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. A number of facilities specializing in the life sciences have been attracted to the environs of the UCSD campus, including the Salk Institute, Gulf Energy and Environmental System, Calbiochem, Micro Biological Associates and Scripps Clinic. Much of the area is already developed, but some vacant land still exists along North Torrey Pines Road and at Campus Point, located north of Genesee Avenue and east of Interstate 5. A new science research/industrial area, the Eastgate Technology Park, north of Eastgate Mall near I-805, has been approved through a Planned Industrial Development permit and is currently vacant with one lot sold.

II. GOALS

- A. Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
- B. Protect a reserve of manufacturing land from encroachment by non-manufacturing uses.
- C. Develop and maintain procedures to allow employment growth in the manufacturing sector.
- D. Encourage the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skills of the local labor force.
- E. Emphasize the citywide importance of and encourage the location of scientific research uses in the North University area because of its proximity to UCSD.

III. PROPOSALS

A. Type of Industrial Use

For compatibility with NAS Miramar, projects should be consistent with the Comprehensive Land Use Plan for NAS Miramar. When the federal government holds easements restricting use, the easement should provide the control over development. The restrictions in the **Development Intensity Element** of this Plan also apply to development of these areas.

B. Manufacturing Use

Limit the use of sufficient industrial land to manufacturing, by designation and appropriate zoning, in order to attract industrial uses.

C. Commercial Encroachment

Prohibit through the CPIOZ the location of commercial uses in designated industrial and science research areas with the exception of commercial services which are clearly accessory uses to the primary use. Accessory commercial services should be permitted to ten percent of the gross floor area with the following conditions:

1. The facilities shall be located within the principal building of the project and shall not be freestanding;
2. Commercial facilities shall be oriented to the interior of the project;

3. Signage shall be minimal and directed toward users on the premises. Any street-oriented signs shall be for directional purposes only; and
4. Advertising for the support of commercial services shall be limited to the industrial tenants only.

Proposed commercial facilities will provide services that building users would normally drive to. Uses proposed include restaurant/deli, conference rooms, express mail/copy center, athletic club. Exception: Commercial automotive uses are permitted in Subarea 97.

D. Project Site Size

Where physical and ownership conditions permit, encourage the formation or preservation of larger site sizes that can accommodate larger basic sector manufacturing activities.

E. Development Design

Maximize the effectiveness of buffer zones along adjacent non-industrial land uses and major roadways by means of increased distance, topographic relief, sensitive landscaping or a combination of these factors. Based on previous City Council approved permits, a precedent has been established for a 100-foot landscaped buffer to be maintained between residential and industrial land uses.

New projects or major additions to projects should provide an outdoor seating area for employees.

F. Landscaping and Open Space

Recommend drought-resistant landscaping in all new industrial development and retain or revegetate canyon areas and adjacent slopes with native species.

G. Transportation

Conditionally reduce parking requirements for industrial establishments that provide transportation or provide incentives for alternative forms of transportation (car-pools, shuttle buses, bicycles, or mass transit, including the LRT). The ongoing implementation of these programs could be assured through development agreements.

H. Scientific Research Development

In order to maintain the present quality and cohesiveness of existing scientific research parks, the development designs and proposed land uses should be carefully reviewed in these areas. The guidelines in the **Urban Design Element**

and the Community Plan Implementation Overlay Zone (CPIOZ) should be used to review proposed development.

I. Re-use of Industrial Lands

Redevelopment of industrially zoned land should require a Planned Industrial Development Permit. Those properties restricted by the CPIOZ should be reviewed for consistency with the guidelines set forth in the Development Intensity section of this plan.

Existing, underzoned (A1-10, R1-5000) industrial land shall require a Planned Industrial Development Permit.

IV. LAND USE PROPOSAL SUMMARY

The location of industrial development for the community is detailed in **Figure 34**. Industrial uses proposed for the community consist of “scientific research,” and “restricted industrial.”

North Torrey Pines mesa, Campus Point, Eastgate Technology Park, Subarea 31, portions of Subarea 29 and the City-owned Pueblo land south of La Jolla Village Drive and west of I-805 are designated for scientific research development. The University community is unique because of its proximity to a world-class university specializing in high technology, and scientific research and development. Scientific research uses supportive of UCSD and related scientific uses should be encouraged to develop in this area of the city. Multi-tenant office development is prohibited.

The designation for property covered by the Navy easements located east of I-805 is “restricted industrial.” Subarea 31 (also affected by Navy easements) is designated for scientific research reflecting its proximity to UCSD and the core of the community. Commercial office development is prohibited in this area, however accessory office and retail commercial is permitted as supportive uses for the industrial development in accordance with the Comprehensive Land Use Plan for Miramar. Subarea 98, although not affected by the Navy easements, is also designated as restricted industrial. While it is recognized that this area is not restricted by Navy easements, the density and light industrial uses allocated in the Development Intensity Element is based on the location of the property in relation to the core and to the fact that there is a similar density limitation for the light industrial areas to the east in Mira Mesa.

PACIFIC OCEAN

- SCIENTIFIC RESEARCH
- RESTRICTED INDUSTRIAL



Industrial Land Uses
University Community Plan

34
FIGURE

